

Annville Township Planning Commission: 3/16/15 Meeting APPROVED MINUTES

Members in Attendance: Gordon Kirkessner, Millie Kish, Mike Liles, Karen Mailen, Anthony C. Perrotto, and Tanya Richter

Announced Guests: Charles Courtney (McNees, Wallace, & Nurick), Greg Holtzman (BL Companies), Paul Longenecker (Annville Fire Chief), Craig Mellott (Traffic Planning & Design), Kent Morey (SSM Group), and Nicholas Yingst (Township Administrator)

Chairman Kirkessner called the meeting to order at 7:30 PM and led the planning commission members in the pledge.

- A. Karen Mailen made a motion to approve the draft minutes for the 10/20/14 meeting of the planning commission; this was seconded by Mike Liles and passed unanimously.
- B. Greg Holtzman of BL Companies gave a presentation on the proposed land development plan at 1251 E Main Street (Lebanon Valley Advanced Care Center). At the beginning of the presentation, Charles Courtney noted that the developer would be requesting a waiver for Section 301.2 of the Subdivision Land Ordinance, which requires separate preliminary and final plans. Gordon Kirkessner explained that the planning commission is usually reluctant to do so, and in this situation a waiver would be inappropriate due to the 47 engineer comments to be addressed on the preliminary plan. Kent Morey reminded Mr. Kirkessner that certain additional approvals would be needed before every engineer comment could be addressed, and the chairman indicated that a proposed final plan presented at the April planning commission meeting could simply note that those approvals will be ascertained in order to receive conditional approval from the planning commission. Mr. Holtzman continued with his presentation, discussing the building addition with canopy at the front for drop-offs, screened access for ambulance pickup on the west side of the building, 420 parking spaces, screening foliage to the north, and access provided to adjacent parcels.
- C. Craig Mellott of Traffic Planning and Design shared that a Traffic Impact Assessment was being prepared and should be available later this week. He stated that so far they have determined that relative to a comparatively-sized retail center, they are projecting that there should be less traffic being generated than before at this location. The driveways would operate at an unsignaled access level D on the PENNDOT scale, which designates an approximate 40-45 second exiting wait time. Based on their study, they also have determined that the site would be operating at below the threshold for a traffic signal to be placed at the driveways. Anthony Perrotto raised a concern about the validity of the assessment since, as a resident who lives in the development to the south, he already waits 4-5 minutes at peak times to turn against traffic from Jason's Way/1st Ave, which is

across from the eastern-most driveway to the complex. He also disagreed with the notion that traffic would be less than currently generated because the businesses there do not operate at the capacity level being predicted for the new healthcare facility. Mr. Kirkessner asked if there was a possibility for an exit to the north onto Maple Street, but Mr. Holtzman noted that their property line does not extend that far. At that point, some dissonance arose in the audience regarding Mr. Kirkessner's suggestion, and Paul Longenecker stated that he himself was not a fan of this proposed alternative anyway since there are many children and young families who utilize the playgrounds and Annville Cleona Pool along that section of Maple Street, so increased traffic flow there would not be ideal either.

D. Mr. Kirkessner opened up the floor for additional comments from planning commission members.

- a. Tanya Richter asked if the Pinnacle Health facility would be for profit, which was confirmed.
- b. Ms. Mailen stated that she believes the development plan represents a site improvement, but she had questions about parking. Mr. Holtzman shared that there are currently 245 counted spots on the property, 390 would be required per their occupancy expectations, and so they are exceeding these requirements with the 420 proposed spots. She then asked if these would be filled all day, and Mr. Mellott chimed in that they are anticipating 30% occupancy of the spots with peak times being between 7:45 AM – 9 AM and 3:45 PM and 5 PM. In addition, Ms. Mailen asked about the sidewalk noted in engineer comment 3. Mr. Holtzman indicated that there was proposed concrete along the front of the building, but a sidewalk to connect their lot to Maple Street and the playgrounds/pool would again be impossible since they do not own that part of the parking lot.
- c. Millie Kish seconded the aforementioned traffic concerns and inquired about how many spots would be occupied by staff. Mr. Holtzman said they were anticipating approximately 32 spots to be occupied by doctors at the facility. She asked if PENNDOT was being contacted for approval, and Mr. Courtney stated that since they were not making any improvements to the entrances/exits along Main Street/Rte.422, they are not required to do so and therefore were not planning on contacting PENNDOT. Mr. Kirkessner shared that he thought it would be prudent to do so nevertheless. Ms. Kish also inquired about a bike path. Mr. Holtzman said that the developers did not want to encourage traffic from people not patronizing the facility, but the throughways included in the parking lot design should channel bike traffic safely through the tract if necessary.
- d. Mr. Perrotto inquired about a number of the engineer comments. Regarding comment 15, Mr. Holtzman stated that the developers would comply with incorporating foliage on the eastern tract boundary. For comment 25, Mr. Holtzman shared that rain gardens and a piping system would be used to control

runoff. Mr. Morey chimed in that this was a technical matter and could be worked out with the developers. Finally, he asked about the Fire Chief's input. Since Mr. Longenekcer was in attendance, he said he approved of the plan as presented and did not anticipate any problems maneuvering apparatus around the new structure and parking lot.

E. Mr. Kirkessner opened up the floor for public comments.

- a. Gary Kotsch, resident, wanted to know the baseline of the traffic impact assessment, which ultimately will be available once this has been completed. He was also concerned about the impact on the Quittapahilla Creek of the surge pond being proposed. Mr. Holtzman shared that a holding tank will control runoff.
- b. Bill Ryan, Annville Antiques, was concerned about Pinnacle Health developing the property if they are not for profit, but Pinnacle will be the tenants of the property. He also was apprehensive about traffic.
- c. Pam Evans, Black Swan Antiquities, wanted to know how the demolition would impact the other businesses. Mr. Holtzman explained that just some ancillary structures like the water tower were begin demolished, not the shell of the building itself. She also said that she believed this new tenant would be a detriment to small businesses in Annville.
- d. John Evans, Black Swan Antiquities, stated that he believes the traffic study was "done on the cheap."
- e. Ellen Walker, resident, said that if the leasing company sells to Pinnacle, won't this erode the tax base? Mark Heeb responded that Pinnacle is merely the tenant; the Lebanon Valley Advanced Care Center is itself a for-profit entity.
- f. Glen Adams, Black Swan Antiquities, said that he believes the tenant should have found a ready-made structure that was not already being rented.
- g. Sandy Adams, Black Swan Antiquities, believes that her business was disrespected because the leasing company is renting to Pinnacle when her business successfully served 15,000 people last year and does pay taxes.
- h. Elizabeth Reddinger, resident, believes the plans are beautiful and felt that the new jobs being generated by having this healthcare facility in the community is worthwhile.

F. Mr. Kirkessner indicated action was required to conclude the planning commission business:

- a. Mr. Perrotto made a motion, seconded by Mr. Liles, to approve the waiver of Section 22-306A of the Subdivision Land Development Ordinance regarding plan size. It passed unanimously
- b. Ms. Mailen made a motion, seconded by Mr. Liles, made a motion to approve preliminary plans for this project conditional upon the developer satisfactorily addressing the engineer comments. This also passed unanimously

- G. Mr. Kirkessner noted that James Ruiz, planning commission member and not in attendance, had submitted his resignation effective 3/31/15. The planning commission thanks him for his years of service.

The meeting was adjourned at 8:45 PM on a unanimous motion by Ms. Kish and seconded by Mr. Liles.

Respectfully submitted,

Anthony C. Perrotto, Secretary